

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** S.I.R. to Lake Morton / 58

**Previous Physical Inspection:** 2001

### Sales - Improved Summary:

Number of Sales: 359

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$81,600	\$202,400	\$284,000	\$294,700	96.4%	8.80%
<b>2004 Value</b>	\$84,500	\$207,300	\$291,800	\$294,700	99.0%	8.62%
<b>Change</b>	+\$2,900	+\$4,900	+\$7,800		+2.6%	-0.18%
<b>% Change</b>	+3.6%	+2.4%	+2.7%		+2.7%	-2.05%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.18% and -2.05% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2003 Value</b>	\$84,400	\$192,600	\$277,000
<b>2004 Value</b>	\$87,300	\$198,800	\$286,100
<b>Percent Change</b>	+3.4%	+3.2%	+3.3%

Number of one to three unit residences in the Population: 4140

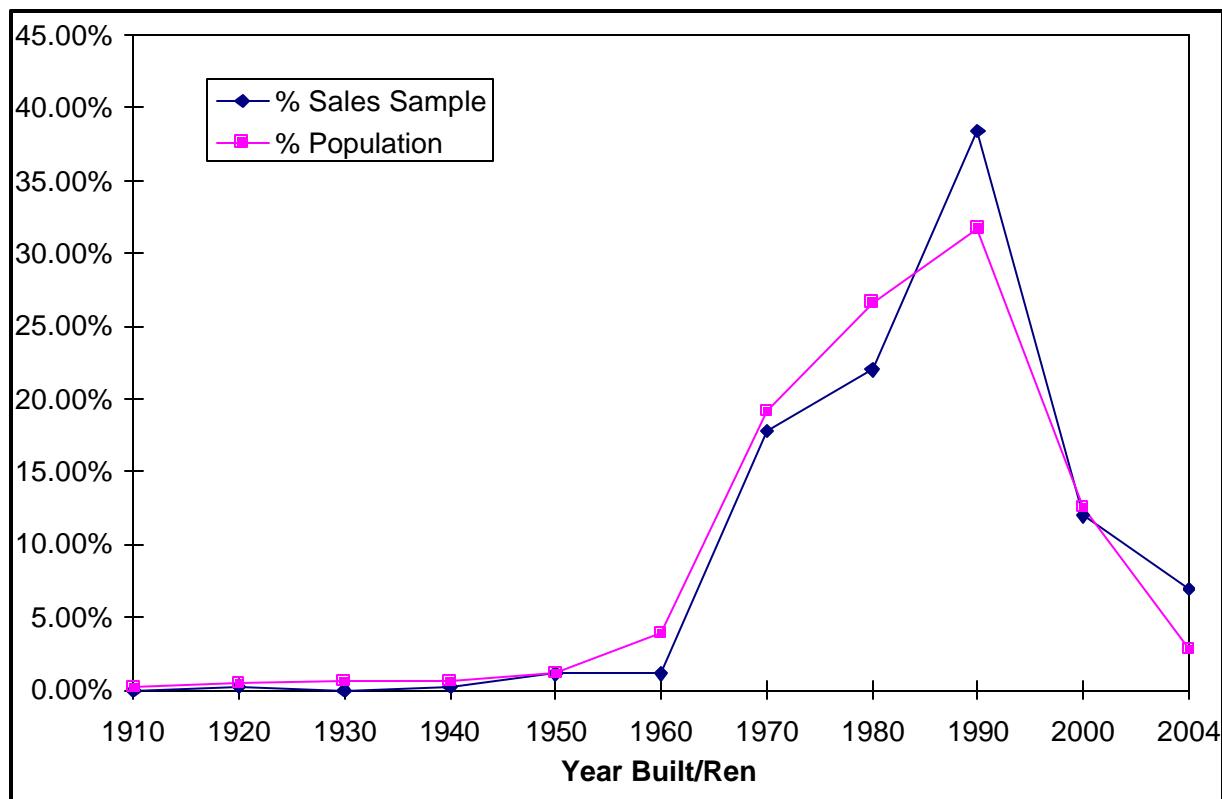
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 10 homes (excluding Diamond Ridge Estates Div 1 & Div 2 – Majors 202576 & 202577), homes in the Heather Highlands ADD (Majors 321123, 321124, 321126 & 321127), and Grade 11 & 12 Homes have a much higher average ratio (assessed value/sale price) than other properties in the area; the formula will adjust these downward. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.28%
1930	0	0.00%
1940	1	0.28%
1950	4	1.11%
1960	4	1.11%
1970	64	17.83%
1980	79	22.01%
1990	138	38.44%
2000	43	11.98%
2004	25	6.96%
	359	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	9	0.22%
1920	20	0.48%
1930	25	0.60%
1940	25	0.60%
1950	49	1.18%
1960	161	3.89%
1970	795	19.20%
1980	1103	26.64%
1990	1314	31.74%
2000	522	12.61%
2004	117	2.83%
	4140	

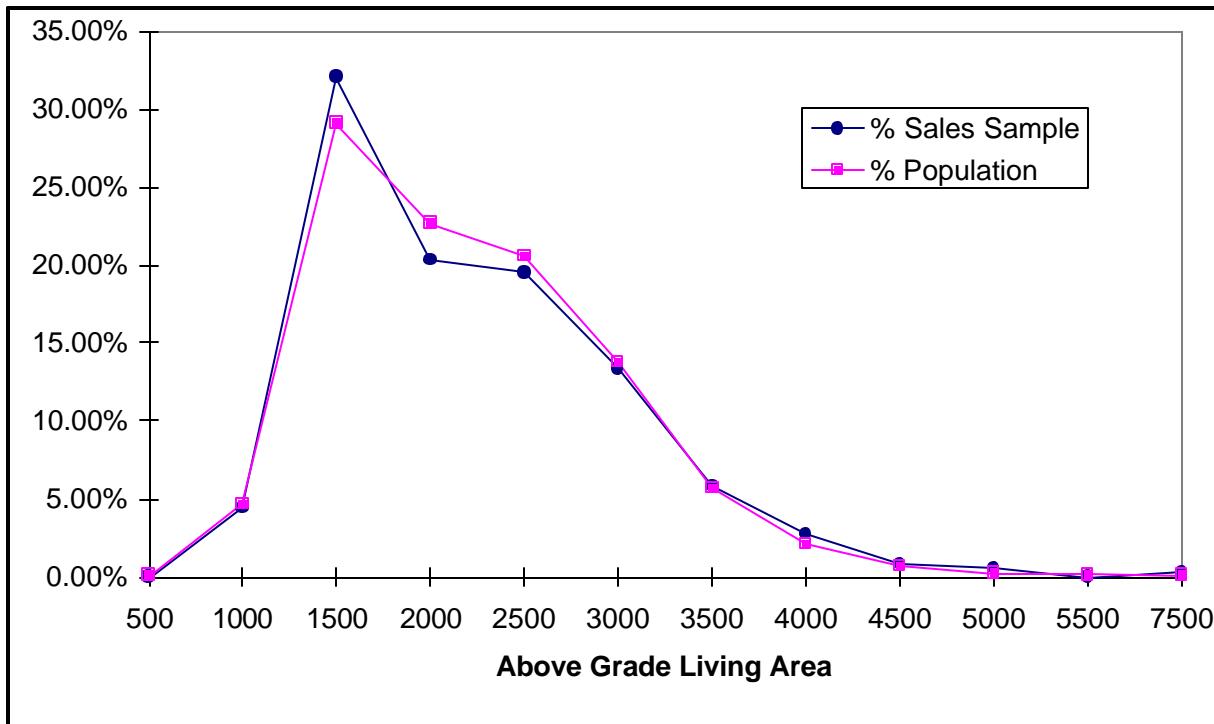


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Year Renovated. This distribution is adequate for both accurate analysis and appraisals.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	4.46%
1500	115	32.03%
2000	73	20.33%
2500	70	19.50%
3000	48	13.37%
3500	21	5.85%
4000	10	2.79%
4500	3	0.84%
5000	2	0.56%
5500	0	0.00%
7500	1	0.28%
	359	

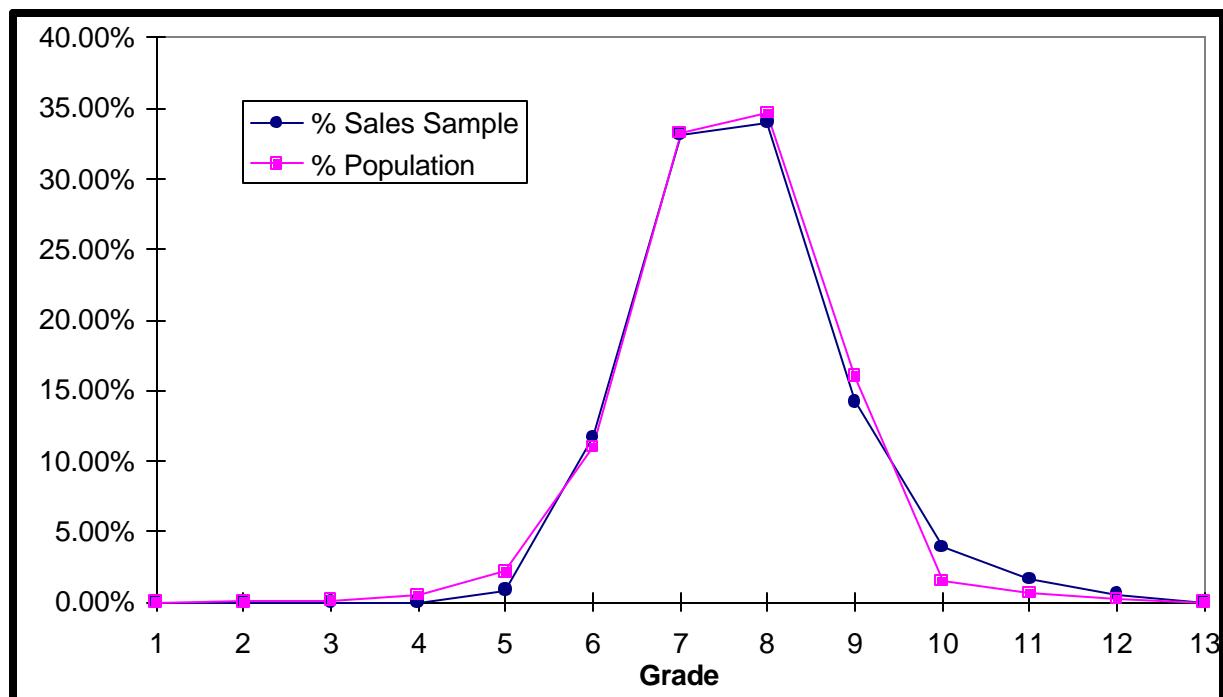
<b>Population</b>		
AGLA	Frequency	% Population
500	4	0.10%
1000	193	4.66%
1500	1205	29.11%
2000	939	22.68%
2500	853	20.60%
3000	572	13.82%
3500	235	5.68%
4000	88	2.13%
4500	30	0.72%
5000	10	0.24%
5500	6	0.14%
7600	5	0.12%
	4140	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

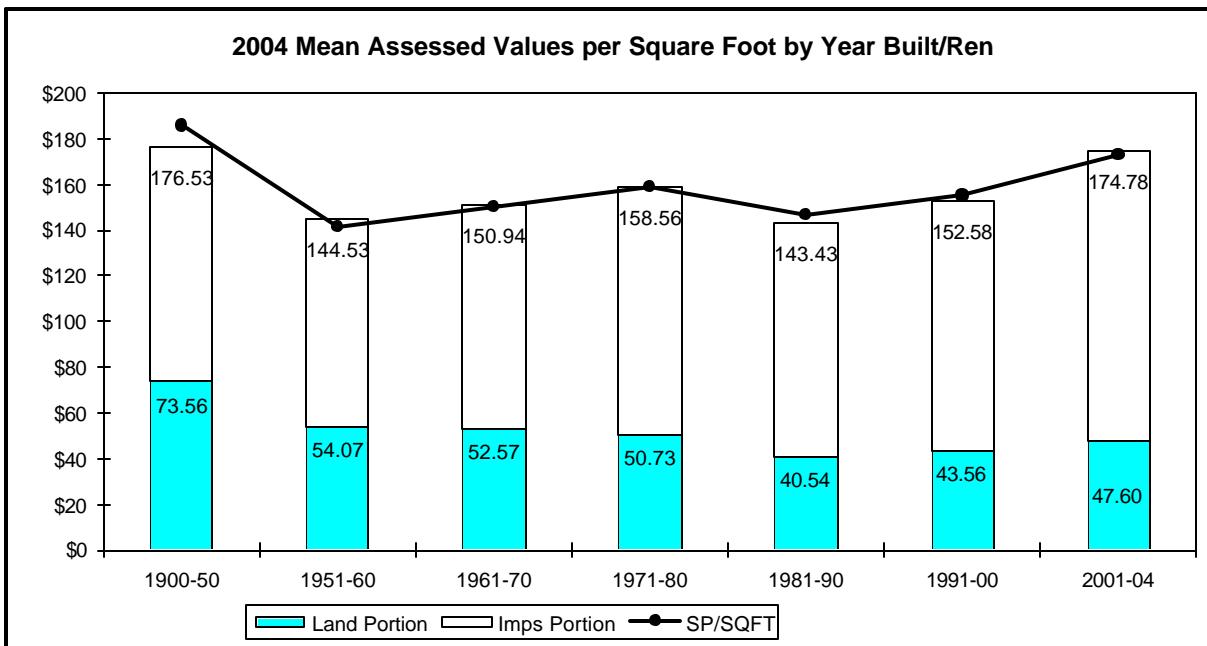
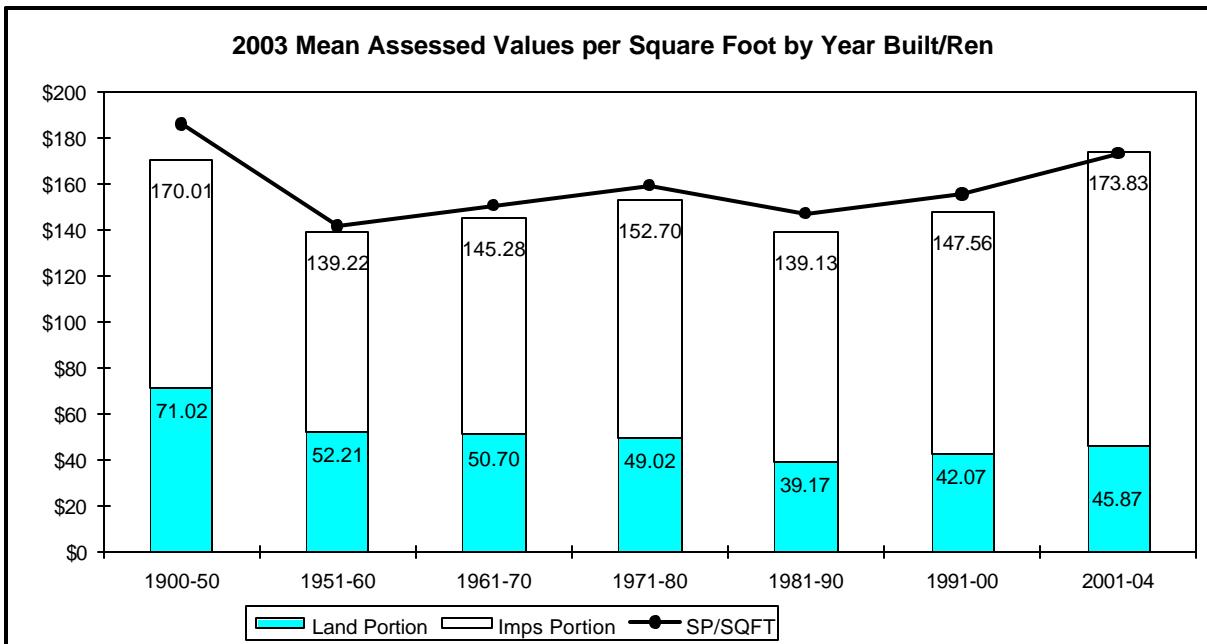
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.02%
3	0	0.00%	3	5	0.12%
4	0	0.00%	4	20	0.48%
5	3	0.84%	5	89	2.15%
6	42	11.70%	6	454	10.97%
7	119	33.15%	7	1376	33.24%
8	122	33.98%	8	1434	34.64%
9	51	14.21%	9	663	16.01%
10	14	3.90%	10	63	1.52%
11	6	1.67%	11	26	0.63%
12	2	0.56%	12	9	0.22%
13	0	0.00%	13	0	0.00%
359			4140		



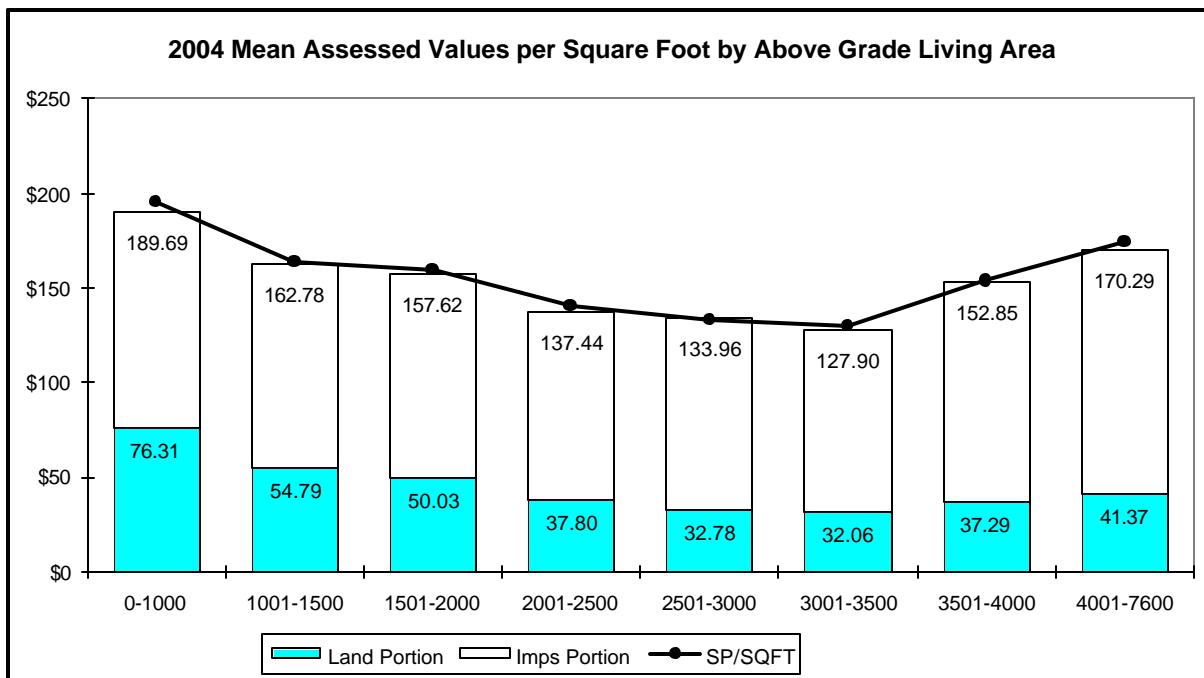
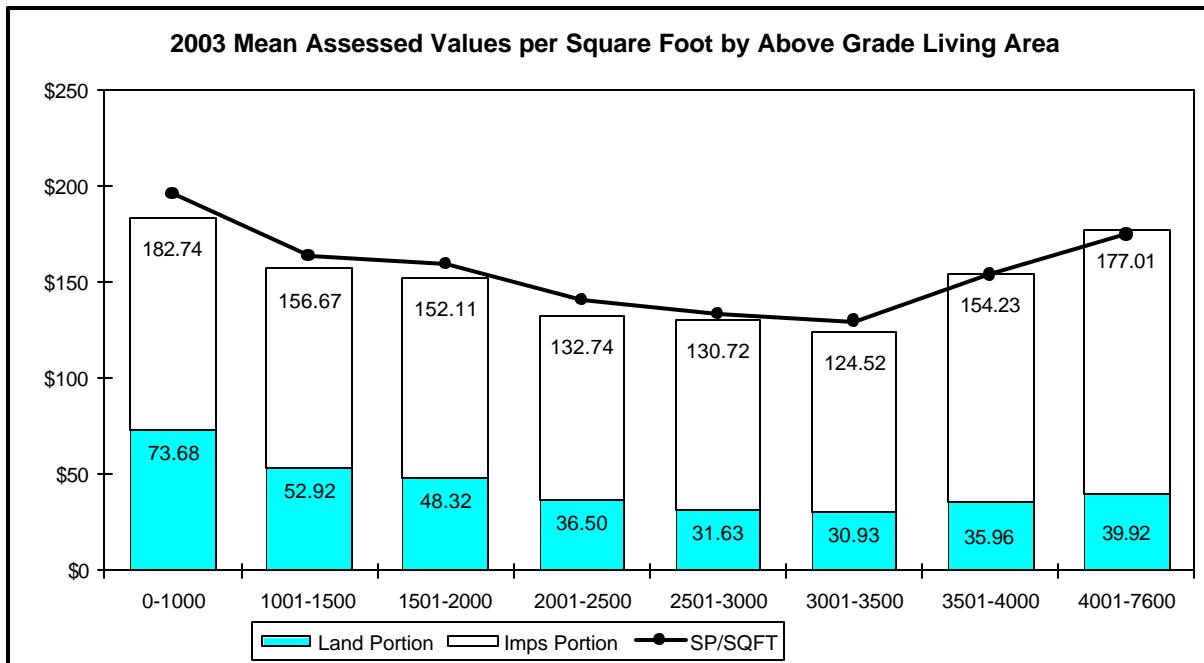
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated**



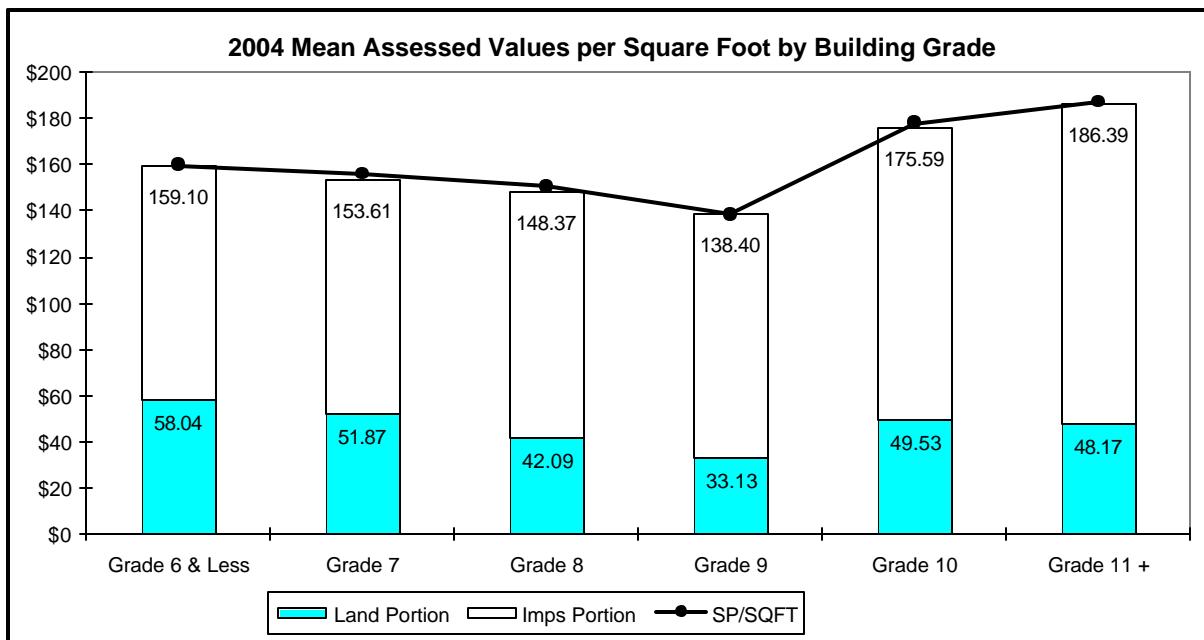
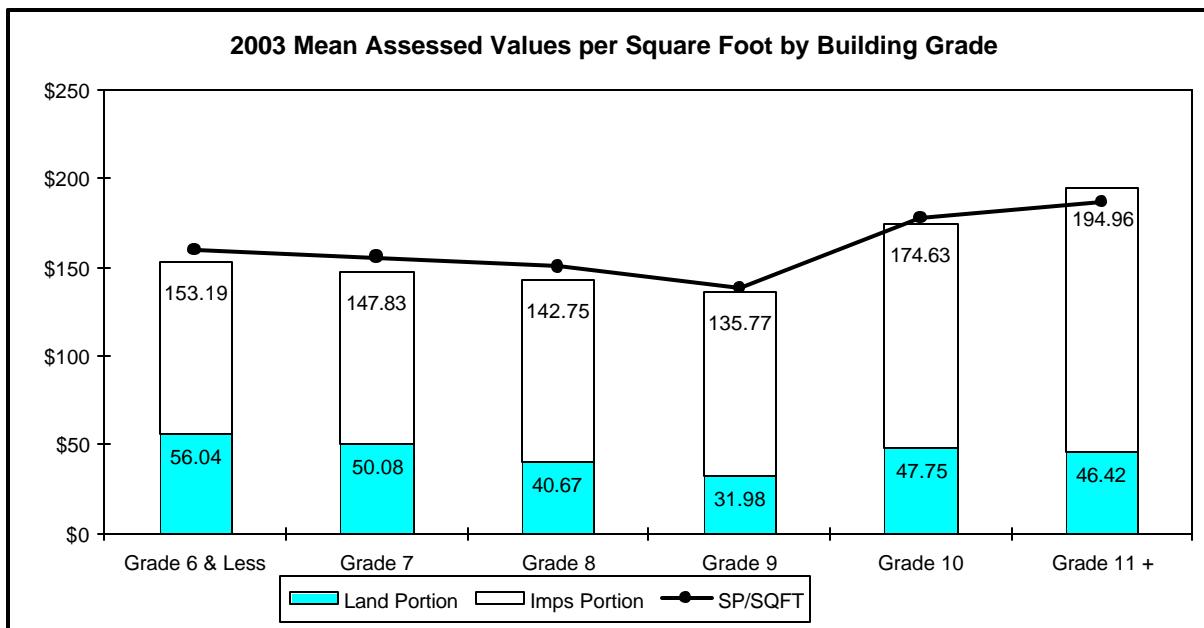
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the 81 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.4% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.04, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 359 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, For instance, grade 10 homes (excluding Diamond Ridge Estates Div 1 & Div 2 – Majors 202576 & 202577), homes in the Heather Highlands ADD (Majors 321123, 321124, 321126 & 321127), and Grade 11 & 12 Homes have a much higher average ratio (assessed value/sale price) than other properties in the area; the formula will adjust these downward. .

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / .9601265 + 0.06271879 If Grade = 10 and Major does not = 202576 or 202577 + 0.05061394 If Major = 321123, 321124, 321126 or 321127 + 0.08505855 If Grade > 10

The resulting total value is rounded down to the next \$1,000, *then:*

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value \* 1.024)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value \* 1.024).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, then (2004 Total Value = 2003 Land Value x 1.04 + Previous Improvement Value x 1.024), with results rounded down to the next \$1,000.

### ***Mobile Home Update***

There were 30 mobile home sales available for a separate analysis. These sales indicate that applying a small increase to Mobile Homes is warranted and support an upward adjustment to improvements that is equal to the Improvement % change indicated by the sales sample. The resulting total value is calculated as follows:

2004 Total Value = 2004 Land Value + Previous Improvement Value \* 1.024, with results rounded down to the next \$1,000.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 58 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

4.15%

<b>Grade 10 Homes (Excluding Diamond Ridge Estates Div 1 &amp; 2 - Majors 202576 &amp; 202577)</b>	<b>Yes</b>
% Adjustment	-6.39%
<b>Heather Highlands ADD, incl NO 02, NO 03 &amp; NO 04 (Majors 321123, 321124, 321126 &amp; 321127)</b>	<b>Yes</b>
% Adjustment	-5.22%

### Grade 11 & 12 Homes

% Adjustment -8.48%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 10 home in Area 58 excluding Diamond Ridge Estates would *approximately* receive a 2.24% downwardward adjustment (4.15% + -6.39%).

Generally Grade 10 homes outside Diamond Ridge Estates, Homes in the Heather Highlands Add and Grade 11 & 12 were at a higher assessment level than other parcels. This model corrects for these strata differences.

94% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

### Area 58 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
321123									
321124									
321126									
321127									
	Heather Highlands	20	165	12.1%	NW, SE, SW-13-21-5	4	8 - 9	1983 thru 1990	SE 321st Pl and 169th Ave SE

## Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	3	0.971	1.009	3.8%	0.790	1.227
6	42	0.956	0.993	3.9%	0.965	1.021
7	119	0.951	0.988	3.9%	0.972	1.005
8	122	0.947	0.984	3.9%	0.969	1.000
9	51	0.981	1.001	2.0%	0.979	1.023
10	14	0.984	0.988	0.4%	0.945	1.031
11	6	1.028	0.983	-4.4%	0.902	1.063
12	2	1.073	1.026	-4.4%	0.924	1.128
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1911-1940	2	0.833	0.866	4.0%	0.116	1.616
1941-1960	8	0.970	1.007	3.9%	0.969	1.046
1961-1970	64	0.972	1.010	3.9%	0.986	1.034
1971-1980	79	0.960	0.996	3.8%	0.976	1.015
1981-1990	138	0.952	0.979	2.9%	0.965	0.994
1991-2000	43	0.957	0.988	3.2%	0.965	1.012
>2000	25	1.009	1.002	-0.7%	0.967	1.038
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	290	0.964	0.989	2.6%	0.979	0.999
Good	60	0.965	1.001	3.7%	0.981	1.021
Very Good	9	0.933	0.970	3.9%	0.890	1.050
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	215	0.957	0.989	3.4%	0.978	1.001
1.5	18	0.931	0.968	3.9%	0.912	1.024
2	126	0.974	0.993	1.9%	0.979	1.007

## Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0700-1000	16	0.934	0.970	3.8%	0.932	1.007
1001-1500	115	0.958	0.996	3.9%	0.979	1.012
1501-2000	73	0.953	0.988	3.6%	0.969	1.007
2001-2500	70	0.946	0.979	3.5%	0.959	0.999
2501-3000	48	0.982	1.005	2.4%	0.980	1.031
3001-3800	27	0.968	0.988	2.1%	0.945	1.031
3801-6300	10	1.019	0.986	-3.3%	0.942	1.030
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	342	0.963	0.989	2.7%	0.980	0.998
Y	17	0.969	1.001	3.3%	0.943	1.059
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	339	0.963	0.989	2.7%	0.980	0.998
Y	20	0.969	1.008	4.0%	0.966	1.049
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
4	160	0.975	0.990	1.5%	0.976	1.003
5	199	0.954	0.991	3.9%	0.978	1.003
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
7500-12000	58	0.975	1.013	3.9%	0.992	1.033
12001-18000	49	0.972	1.010	3.9%	0.988	1.031
18001-30000	48	0.978	0.991	1.4%	0.968	1.014
30001-43559	105	0.972	0.997	2.5%	0.981	1.012
1AC-3AC	69	0.925	0.959	3.7%	0.937	0.982
3.01AC-5AC	20	0.979	1.003	2.5%	0.951	1.055
5.1AC-10AC	10	0.936	0.945	0.9%	0.855	1.034

## Area 58 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

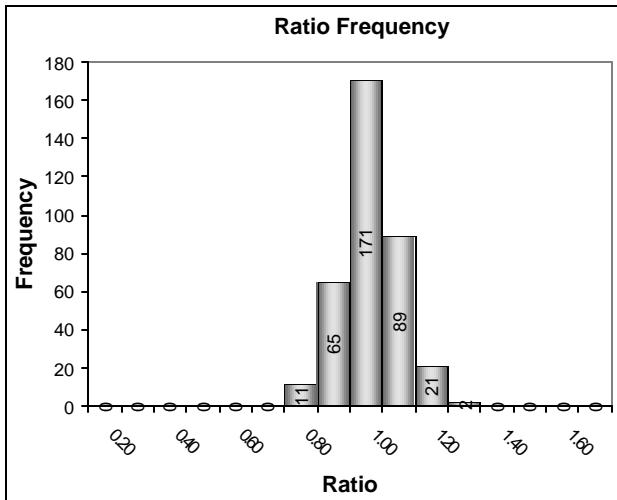
It is difficult to draw valid conclusions when the sales count is low.

Grade 10's excluding Diamond Ridge Estates (Major 202576 & 202577)	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	351	0.961	0.990	3.0%	0.981	0.999
Y	8	1.014	0.990	-2.3%	0.932	1.049
Heather Highlands (Major 321123, 321124, 321126 & 321127)	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	339	0.960	0.989	3.1%	0.980	0.999
Y	20	1.010	0.998	-1.2%	0.972	1.023
Grade 11 & 12 Homes	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	351	0.958	0.990	3.3%	0.981	0.999
Y	8	1.042	0.996	-4.4%	0.940	1.052

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> SE / TEAM - 3	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 3/11/2004	<b>Sales Dates:</b> 1/2002 - 12/2003								
<b>Area</b> <b>58 / S.I.R. to Lake Morton</b>	<b>Appr ID:</b> RSOW	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No								
<b>SAMPLE STATISTICS</b>											
<p><b>Sample size (n)</b> 359</p> <p><b>Mean Assessed Value</b> 284,000</p> <p><b>Mean Sales Price</b> 294,700</p> <p><b>Standard Deviation AV</b> 127,250</p> <p><b>Standard Deviation SP</b> 126,762</p>											
<b>ASSESSMENT LEVEL</b>											
<p><b>Arithmetic Mean Ratio</b> 0.966</p> <p><b>Median Ratio</b> 0.969</p> <p><b>Weighted Mean Ratio</b> 0.964</p>											
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.762</p> <p><b>Highest ratio:</b> 1.224</p> <p><b>Coefficient of Dispersion</b> 6.82%</p> <p><b>Standard Deviation</b> 0.085</p> <p><b>Coefficient of Variation</b> 8.80%</p> <p><b>Price Related Differential (PRD)</b> 1.003</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.960</td> </tr> <tr> <td><b>Upper limit</b></td> <td>0.975</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><b>Lower limit</b></td> <td>0.957</td> </tr> <tr> <td><b>Upper limit</b></td> <td>0.975</td> </tr> </table>				<b>Lower limit</b>	0.960	<b>Upper limit</b>	0.975	<b>Lower limit</b>	0.957	<b>Upper limit</b>	0.975
<b>Lower limit</b>	0.960										
<b>Upper limit</b>	0.975										
<b>Lower limit</b>	0.957										
<b>Upper limit</b>	0.975										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>N (population size)</b> 4140</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.085</p> <p><b>Recommended minimum:</b> 12</p> <p><b>Actual sample size:</b> 359</p> <p><b>Conclusion:</b> OK</p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td># ratios below mean:</td> <td>172</td> </tr> <tr> <td># ratios above mean:</td> <td>187</td> </tr> <tr> <td><b>Z:</b></td> <td>0.792</td> </tr> </table> <p><b>Conclusion:</b> Normal*</p> <p>*i.e. no evidence of non-normality</p>				# ratios below mean:	172	# ratios above mean:	187	<b>Z:</b>	0.792		
# ratios below mean:	172										
# ratios above mean:	187										
<b>Z:</b>	0.792										



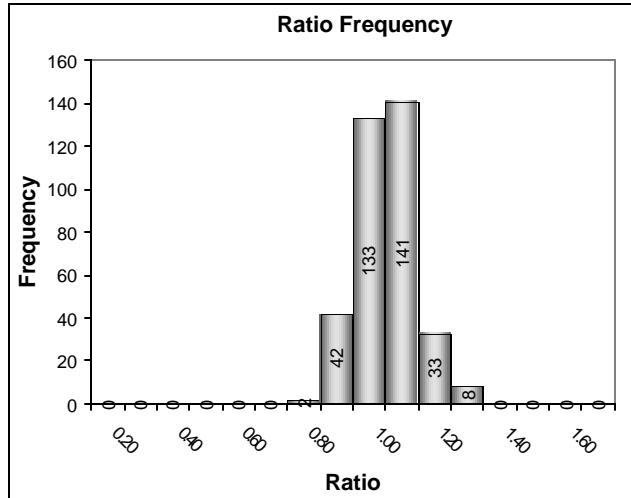
### COMMENTS:

1 to 3 Unit Residences throughout area 58

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> SE / TEAM - 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/11/2004	<b>Sales Dates:</b> 1/2002 - 12/2003												
<b>Area</b> <b>58 / S.I.R. to Lake Morton</b>	<b>Appr ID:</b> <b>RSOW</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>												
<b>SAMPLE STATISTICS</b>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><i>Sample size (n)</i></td><td style="text-align: right;">359</td></tr> <tr><td><i>Mean Assessed Value</i></td><td style="text-align: right;">291,800</td></tr> <tr><td><i>Mean Sales Price</i></td><td style="text-align: right;">294,700</td></tr> <tr><td><i>Standard Deviation AV</i></td><td style="text-align: right;">123,142</td></tr> <tr><td><i>Standard Deviation SP</i></td><td style="text-align: right;">126,762</td></tr> </table>				<i>Sample size (n)</i>	359	<i>Mean Assessed Value</i>	291,800	<i>Mean Sales Price</i>	294,700	<i>Standard Deviation AV</i>	123,142	<i>Standard Deviation SP</i>	126,762		
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<b>ASSESSMENT LEVEL</b>															
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<b>SAMPLE SIZE EVALUATION</b>															
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<i>*i.e. no evidence of non-normality</i>															



### COMMENTS:

1 to 3 Unit Residences throughout area 58

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	032105	9068	5/27/03	\$194,950	720	0	5	1942	3	126324	N	N	17431 SE COVINGTON-SAWYER RD
4	341060	0120	8/12/02	\$185,000	800	0	5	1950	3	11768	N	Y	16925 SE 354TH PL
4	431270	0140	10/9/02	\$140,000	820	0	6	1970	4	9600	N	N	17122 SE 339TH ST
4	397763	0010	6/16/03	\$183,000	860	510	6	1976	3	12600	N	N	17018 SE 339TH ST
4	752460	0090	3/28/03	\$177,500	910	210	6	1976	3	27338	N	N	30452 168TH AV SE
4	752460	0110	9/9/02	\$185,000	910	560	6	1977	4	29150	N	N	19103 SE 295TH ST
4	660041	0150	11/15/02	\$150,900	1010	0	6	1978	3	15600	N	N	28715 189TH PL SE
4	660041	0170	2/18/03	\$152,500	1010	0	6	1978	4	15600	N	N	17314 SE 346TH ST
4	397763	0390	11/13/02	\$153,950	1010	0	6	1975	3	9200	N	N	15325 SE 304TH PL
4	397763	0350	8/28/02	\$159,950	1010	0	6	1975	3	8800	N	N	20419 SE 287TH ST
4	431270	0150	3/20/02	\$150,000	1010	0	6	1970	4	9422	N	N	28135 190TH AV SE
4	397763	0580	2/13/02	\$164,950	1030	0	6	1994	3	10266	N	N	28820 185TH AV SE
4	397763	0060	7/10/02	\$162,650	1100	0	6	1975	3	9520	N	N	33427 135TH PL SE
4	431270	0060	1/8/03	\$136,475	1110	0	6	1970	3	9750	N	N	16837 SE LAKE MONEYSMITH RD
4	242105	9012	11/14/02	\$205,000	1180	0	6	2002	5	35919	N	N	16523 SE 311TH ST
4	397763	0250	4/17/03	\$170,950	1200	0	6	1975	4	9240	N	N	28714 189TH PL SE
4	397763	0130	12/29/03	\$161,500	1200	0	6	1975	3	9668	N	N	19007 SE COVINGTON-SAWYER RD
4	431260	0020	5/22/02	\$168,750	1200	0	6	1975	3	10293	N	N	28121 187TH AV SE
4	102105	9054	8/19/03	\$218,300	1250	190	6	1969	3	46609	N	N	30012 188TH AV SE
4	112105	9040	8/2/02	\$177,000	1250	0	6	1943	5	37026	N	N	20324 SE 281ST ST
4	252105	9056	3/13/02	\$350,000	1300	0	6	1981	3	215186	Y	N	30642 168TH AV SE
4	397763	0640	5/5/03	\$174,000	1300	0	6	1976	4	10360	N	N	29120 154TH AV SE
4	923760	0060	1/14/02	\$147,500	1310	0	6	1967	3	9600	N	N	17206 SE 304TH ST
4	132105	9012	10/1/02	\$185,000	1340	0	6	1973	3	224334	N	N	18744 SE 282ND ST
4	132105	9039	3/5/03	\$176,800	1350	0	6	1962	4	13166	N	N	31021 W LAKE MORTON DR SE
4	431270	0380	10/7/03	\$195,000	1440	0	6	1969	4	12863	N	N	27661 188TH PL SE
4	431270	0030	9/17/02	\$159,000	1540	0	6	1975	4	9750	N	N	14442 SE 318TH ST
4	022105	9143	5/14/02	\$344,500	1590	750	6	1973	4	141134	N	N	15934 SE 322ND ST
4	122105	9018	7/24/03	\$250,000	1704	0	6	2000	3	54014	N	N	35433 227TH AV SE
4	122105	9026	9/18/03	\$350,000	2160	0	6	1920	5	67953	N	N	19508 SE 332ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	221290	0800	5/16/03	\$168,500	930	0	7	1969	3	9100	N	N	18904 SE 284TH CT
4	221290	0660	10/24/03	\$134,000	930	0	7	1969	3	10240	N	N	19206 SE 342ND ST
4	660040	0220	4/29/03	\$143,500	940	0	7	1968	3	9750	N	N	31119 179TH PL SE
4	923770	0050	4/26/02	\$145,000	970	0	7	1957	3	12896	N	N	19020 SE 281ST PL
4	221290	0420	2/3/03	\$146,000	1010	0	7	1969	3	9600	N	N	19027 SE 320TH ST
4	660041	0240	7/3/02	\$158,500	1150	0	7	1970	4	9940	N	N	28626 183RD CT SE
4	221290	0950	3/21/02	\$175,500	1170	0	7	1969	4	10200	N	N	31443 W LAKE MORTON DR SE
4	923770	0110	9/11/03	\$172,200	1170	0	7	1984	3	11745	N	N	29045 152ND AV SE
4	221290	1010	7/12/02	\$155,000	1170	0	7	1969	4	11960	N	N	30225 188TH AV SE
4	660040	0100	3/4/03	\$150,000	1180	0	7	1968	3	9750	N	N	20316 SE 287TH ST
4	221290	0400	3/11/02	\$167,500	1190	0	7	1969	3	9600	N	N	19501 SE 332ND PL
4	660040	0310	4/26/02	\$155,000	1190	0	7	1968	3	9750	N	N	29736 174TH AV SE
4	115600	0060	4/29/02	\$145,000	1190	0	7	1967	3	12786	N	N	29411 164TH AV SE
4	923760	0100	9/9/03	\$183,450	1200	0	7	1962	4	10425	N	N	31441 W LAKE MORTON DR SE
4	660040	0500	2/24/03	\$146,500	1200	0	7	1968	3	9548	N	N	34828 169TH AV SE
4	221290	0190	9/12/03	\$147,000	1200	0	7	1969	4	9720	N	N	15514 SE 304TH PL
4	112105	9102	4/22/03	\$230,500	1220	330	7	1988	3	36109	N	N	28134 190TH AV SE
4	202106	9057	2/12/02	\$149,950	1220	0	7	1968	3	20000	N	N	30909 177TH AV SE
4	221290	1180	11/18/03	\$173,450	1230	0	7	1969	3	10780	N	N	31113 149TH AV SE
4	221290	0130	10/23/03	\$173,500	1230	0	7	1969	3	9720	N	N	20506 SE 334TH PL
4	202581	0060	12/3/03	\$191,000	1230	0	7	1974	3	31860	N	N	15614 SE 322ND PL
4	221290	0840	10/28/03	\$173,500	1230	0	7	1969	4	8820	N	N	18122 SE 279TH PL
4	221290	1120	8/27/02	\$188,700	1230	0	7	2002	3	13112	N	N	35024 172ND AV SE
4	957800	0120	5/8/02	\$203,200	1240	600	7	1975	4	15550	N	N	13202 SE 336TH PL
4	786100	0144	2/12/02	\$225,000	1250	0	7	1984	3	42689	N	N	31259 E LAKE MORTON DR SE
4	786100	0129	5/17/02	\$279,950	1270	300	7	1984	3	87120	N	N	15927 SE LAKE HOLM RD
4	796846	0290	7/11/02	\$209,000	1270	390	7	1989	3	35415	N	N	28251 188TH AV SE
4	660041	0100	8/15/02	\$170,000	1270	0	7	1970	5	9750	N	N	30427 204TH AV SE
4	796846	0090	2/12/02	\$221,000	1300	0	7	1990	3	43854	N	N	30244 170TH PL SE
4	796846	0150	12/19/03	\$199,000	1300	0	7	1990	3	39654	N	N	31615 161ST AV SE
4	202106	9042	2/19/03	\$224,000	1300	0	7	1966	4	99316	N	N	17619 SE 295TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	221290	0220	11/27/02	\$172,000	1320	0	7	1969	4	10080	N	N	33327 E LAKE HOLM DR SE
4	796846	0280	3/20/03	\$228,500	1340	360	7	1989	3	35013	N	N	20515 SE 333RD PL
4	112105	9101	7/17/03	\$203,450	1360	0	7	1988	3	35000	N	N	21210 SE 286TH PL
4	796845	0010	2/10/03	\$211,000	1370	0	7	1987	3	36269	N	N	16255 SE 320TH ST
4	242105	9087	7/22/03	\$250,000	1380	550	7	1978	3	46173	N	N	18331 SE 280TH ST
4	796845	0090	6/8/03	\$226,900	1390	0	7	1986	3	35200	N	N	18307 SE 286TH ST
4	122105	9142	7/30/02	\$249,950	1390	0	7	1977	4	108900	N	N	28912 186TH PL SE
4	341060	0415	12/24/03	\$215,000	1390	0	7	1987	3	27950	N	N	33616 135TH AV SE
4	796846	0190	7/3/03	\$225,000	1410	360	7	1990	3	35100	N	N	19322 SE 332ND PL
4	242105	9098	6/17/02	\$340,000	1550	1050	7	1984	3	193842	N	N	29412 215TH AV SE
4	192106	9109	7/29/02	\$250,000	1600	0	7	1983	3	212771	N	N	30611 155TH PL SE
4	115600	0050	4/8/02	\$181,000	1610	0	7	1967	4	15088	N	N	34005 135TH AV SE
4	397763	0150	7/1/02	\$150,000	1630	0	7	1971	3	10275	N	N	27818 193RD AV SE
4	142105	9035	7/23/03	\$280,000	1650	0	7	1983	3	103672	N	N	32224 159TH AV SE
4	221290	0750	8/8/03	\$154,950	1670	0	7	1969	3	9450	N	N	33331 177TH PL SE
4	132105	9087	8/15/02	\$283,500	1710	640	7	1973	3	104979	N	N	33217 205TH AV SE
4	923770	0140	1/4/02	\$210,000	1720	0	7	1969	3	56628	N	N	16202 SE LAKE HOLM RD
4	341060	0045	11/5/03	\$315,000	1790	0	7	1987	3	22400	N	Y	17641 192ND PL SE
4	242105	9111	5/14/03	\$332,000	1795	890	7	1999	3	108029	N	N	15910 SE 292ND ST
4	221290	0310	1/7/02	\$165,000	1800	0	7	1968	4	9800	N	N	30001 164TH AV SE
4	192106	9075	3/19/02	\$262,000	1920	0	7	1984	3	77328	N	N	19419 SE 332ND PL
4	786100	0122	12/12/02	\$240,000	1950	0	7	1966	4	54450	N	N	29645 176TH AV SE
4	022105	9181	1/18/02	\$372,500	1980	0	7	1999	3	217800	Y	N	13407 SE 339TH ST
4	022105	9156	7/9/03	\$295,000	2010	0	7	1977	3	80400	N	N	27919 193RD AV SE
4	162105	9025	8/15/02	\$220,000	2410	0	7	1986	3	92782	Y	N	32049 169TH AV SE
4	570921	0080	11/10/03	\$299,900	2480	0	7	1979	3	42987	Y	N	18907 SE 284TH CT
4	282106	9053	9/20/02	\$305,000	1120	450	8	1977	4	221284	Y	N	13316 SE HUSKY WY
4	112105	9050	3/22/02	\$243,000	1280	970	8	1979	3	60984	N	N	31003 E LAKE MORTON DR SE
4	329860	0620	7/15/03	\$270,000	1290	1210	8	1977	3	15755	N	N	28823 190TH AV SE
4	142105	9085	6/9/03	\$309,986	1460	920	8	2002	3	185565	N	N	30601 153RD AV SE
4	022105	9096	7/11/02	\$299,980	1560	440	8	1973	4	119790	N	N	28922 188TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	122105	9137	8/8/02	\$247,500	1600	0	8	1974	3	48762	N	N	16516 SE AUBURN-BLK DIAMOND RD
4	341060	0050	1/2/03	\$280,000	1630	0	8	1960	4	34875	N	Y	17207 SE AUBURN-BLK DIAMOND RD
4	570921	0040	7/10/03	\$315,000	1650	870	8	1979	3	25310	N	N	33659 130TH AV SE
4	329861	0140	7/2/02	\$224,950	1650	490	8	1978	3	12600	N	N	28636 192ND PL SE
4	122105	9138	7/5/02	\$244,900	1670	0	8	1973	3	42660	N	N	18746 SE 284TH PL
4	122105	9022	6/25/02	\$250,000	1670	100	8	1970	3	102801	N	N	30460 154TH PL SE
4	281790	0140	9/12/02	\$303,000	1880	580	8	1989	3	35000	N	N	28817 191ST PL SE
4	329860	0050	6/3/02	\$238,000	2030	0	8	1977	3	12000	N	N	17644 SE 299TH PL
4	242105	9045	7/30/02	\$325,000	2050	0	8	1968	4	136342	N	N	20502 SE 334TH PL
4	329860	0900	4/1/03	\$248,000	2090	0	8	1976	3	12992	N	N	20761 SE 295TH ST
4	329861	0050	5/28/03	\$246,950	2110	0	8	1979	3	14700	N	N	28854 187TH PL SE
4	122105	9112	12/17/03	\$235,000	2160	0	8	1978	3	28750	N	N	30308 148TH AV SE
4	242105	9104	10/16/02	\$405,000	2170	0	8	1981	3	202118	N	N	19007 SE COVINGTON-SAWYER RD
4	341060	0255	11/19/03	\$336,000	2190	0	8	1986	3	13275	N	Y	32207 194TH AV SE
4	112105	9048	6/9/03	\$365,000	2220	0	8	2001	3	217800	Y	N	29251 188TH AV SE
4	321123	0210	1/23/03	\$301,400	2240	0	8	1984	3	34992	N	N	28623 185TH AV SE
4	122105	9170	10/1/02	\$377,000	2320	0	8	1978	4	75794	N	N	30913 149TH AV SE
4	232105	9021	8/6/03	\$410,000	2320	0	8	1976	4	134164	N	N	18409 SE 286TH ST
4	115600	0220	7/15/03	\$236,000	2500	0	8	1981	3	16845	N	N	20225 SE 284TH ST
4	179600	0120	9/21/02	\$300,000	2990	0	8	1974	3	102366	N	N	33627 130TH AV SE
4	570921	0020	11/6/03	\$305,000	3030	0	8	1979	3	15025	N	N	30307 201ST CT SE
4	242105	9093	10/23/03	\$542,500	3210	0	8	1989	3	113691	N	N	27625 192ND PL SE
4	192106	9128	8/14/03	\$425,000	3800	0	8	1987	3	107752	N	N	31118 149TH AV SE
4	321123	0140	7/17/02	\$342,500	1540	580	9	1985	3	40710	N	N	21410 SE 292ND PL
4	321123	0190	5/3/02	\$315,000	1990	690	9	1986	3	36920	N	N	29709 174TH AV SE
4	321127	0170	2/21/03	\$410,000	2030	2030	9	1989	3	35621	N	N	21315 SE 351ST ST
4	321126	0270	6/3/03	\$324,000	2100	0	9	1987	3	36001	N	N	19020 SE 320TH ST
4	321123	0080	4/15/02	\$314,000	2200	0	9	1985	3	34680	N	N	17621 SE LAKE MONEYSMITH RD
4	321123	0060	10/11/02	\$379,000	2380	0	9	1984	3	38661	N	N	20332 SE 287TH ST
4	321126	0080	10/1/02	\$355,950	2660	0	9	1987	3	35176	N	N	18009 SE 283RD CT
4	321126	0360	9/3/03	\$365,000	2770	0	9	1987	3	37740	N	N	31111 179TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	321124	0360	4/4/02	\$358,950	2780	0	9	1986	3	33889	N	N	29201 168TH AV SE
4	321124	0380	6/15/03	\$399,950	2800	0	9	1989	3	36884	N	N	20629 SE 281ST ST
4	321124	0040	5/31/02	\$400,000	2800	270	9	1990	3	43186	N	N	28704 189TH PL SE
4	341060	0075	2/3/03	\$374,000	2820	0	9	2002	3	30000	N	N	17078 SE AUBURN-BLK DIAMOND RD
4	321124	0120	7/9/03	\$394,000	2920	0	9	1986	3	37683	N	N	32814 145TH PL SE
4	321124	0090	8/26/02	\$364,000	2930	0	9	1987	3	46406	N	N	32906 176TH AV SE
4	321127	0250	9/25/03	\$436,000	2960	0	9	1989	3	35640	N	N	16329 SE 318TH ST
4	281791	0260	5/27/02	\$392,500	3010	0	9	1989	3	39413	N	N	16212 SE 304TH ST
4	321126	0380	2/22/02	\$359,950	3040	0	9	1988	3	36472	N	N	32311 157TH AV SE
4	242105	9144	12/2/03	\$489,950	3070	0	9	1992	3	101494	N	N	30724 152ND AV SE
4	321124	0150	8/8/02	\$380,000	3140	0	9	1989	3	35718	N	N	29223 161ST PL SE
4	321127	0350	2/10/03	\$409,000	3160	0	9	1988	3	35651	N	N	29226 157TH AV SE
4	212106	9021	2/18/03	\$359,000	3220	1560	9	1978	3	195148	Y	N	17258 SE 329TH ST
4	321126	0070	9/20/02	\$390,000	3297	0	9	1987	3	35520	N	N	30627 155TH PL SE
4	242105	9095	11/6/03	\$355,000	3310	0	9	1987	3	215186	N	N	29507 199TH AV SE
4	321124	0160	2/19/03	\$399,000	3570	0	9	1989	3	30451	N	N	14822 SE 309TH ST
4	292106	9070	10/1/03	\$565,000	3880	0	9	1996	3	184258	N	Y	32820 145TH PL SE
4	202577	0010	6/25/03	\$570,750	1940	1370	10	2003	3	22129	N	N	28842 187TH PL SE
4	122105	9193	3/22/02	\$525,000	1950	580	10	1992	3	220413	N	N	29420 188TH AV SE
4	202576	0020	4/21/03	\$489,500	2750	0	10	2002	3	22561	N	N	29206 215TH AV SE
4	281791	0010	12/10/02	\$372,000	2940	0	10	1989	3	92431	N	N	19445 SE 322ND ST
4	202576	0410	12/30/03	\$645,000	3090	0	10	2002	3	24860	N	N	18308 SE 277TH PL
4	202577	0040	8/11/03	\$599,500	3410	0	10	2003	3	25054	N	N	31718 176TH AV SE
4	202577	0020	8/28/03	\$559,500	3460	0	10	2003	3	22259	N	N	15417 SE 304TH PL
4	202576	0040	9/8/03	\$542,000	3600	0	10	2002	3	22106	N	N	18742 SE AUBURN-BLK DIAMOND RD
4	132105	9013	10/22/02	\$590,000	3750	0	10	1991	3	218506	N	N	28722 210TH AV SE
4	112105	9031	3/14/03	\$642,000	3839	0	10	2000	3	217800	Y	N	28631 153RD PL SE
4	132105	9136	3/17/03	\$659,900	4220	0	10	2002	3	218236	N	N	31722 160TH PL SE
4	132105	9137	2/3/03	\$649,900	4360	0	10	2001	3	217800	N	N	17646 SE 301ST ST
4	202576	0030	10/4/02	\$589,000	2920	0	11	2002	3	22340	N	N	30015 148TH AV SE
4	202576	0090	4/23/03	\$599,000	3650	0	11	2001	3	30146	N	N	30215 164TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	202576	0180	11/12/03	\$685,000	3820	0	11	2003	3	27336	N	N	16906 SE 325TH PL
4	202576	0110	8/26/02	\$825,000	3950	0	11	2002	3	21967	N	N	33714 186TH AV SE
4	202576	0370	11/27/02	\$829,705	4270	1840	11	2002	3	23950	N	N	31617 200TH AV SE
4	202576	0120	5/2/02	\$815,000	4680	0	11	2001	3	26723	N	N	32931 174TH PL SE
4	202576	0320	2/3/03	\$910,000	4690	0	12	2001	3	23670	N	N	18025 SE 313TH ST
4	202576	0310	10/16/02	\$1,100,000	6150	0	12	2001	3	23941	N	N	21220 SE 284TH ST
5	062106	9022	11/10/03	\$212,998	1520	0	5	1978	3	78843	N	N	32413 194TH AV SE
5	062106	9145	5/29/03	\$134,500	870	0	6	1947	3	7590	N	N	31909 160TH PL SE
5	405320	0165	8/1/03	\$297,000	1000	0	6	1993	5	13384	Y	Y	13510 SE 339TH CT
5	062106	9129	8/26/03	\$157,000	1000	0	6	1963	4	10125	N	N	28930 188TH PL SE
5	344400	0040	5/29/02	\$155,000	1000	0	6	1967	3	27659	N	N	20711 SE 293RD ST
5	436670	0010	9/19/02	\$165,000	1080	0	6	1989	3	9941	N	N	19028 SE COVINGTON-SAWYER RD
5	362205	9056	8/19/03	\$160,000	1080	0	6	1952	3	33105	N	N	19939 SE 296TH ST
5	062106	9206	9/19/03	\$189,950	1200	600	6	1972	3	20000	N	N	17830 SE 340TH ST
5	436670	0110	3/27/03	\$155,306	1200	0	6	1973	4	9611	N	N	31411 169TH AV SE
5	062106	9137	7/24/03	\$159,000	1230	0	6	1968	3	11761	N	N	13321 SE HUSKY WY
5	062106	9126	5/24/02	\$162,000	1270	0	6	1963	3	10125	N	N	21436 SE 293RD ST
5	405320	0727	9/18/02	\$175,000	1300	0	6	1973	5	33075	N	N	28905 190TH AV SE
5	062106	9058	3/12/02	\$194,200	1352	0	6	2001	3	10018	N	N	16031 SE 320TH ST
5	062106	9162	10/30/02	\$177,000	1360	0	6	1968	3	15246	N	N	29232 161ST PL SE
5	062106	9266	5/19/03	\$152,000	1460	0	6	1967	3	60984	N	N	16900 SE 331ST ST
5	344400	0250	11/6/02	\$257,000	940	940	7	1967	3	41681	N	N	17910 SE 332ND ST
5	344410	0370	1/22/03	\$181,900	1000	0	7	1966	4	47916	N	N	20711 SE GREEN VALLEY RD
5	286890	0120	5/14/03	\$172,500	1040	0	7	1972	3	10125	N	N	30305 198TH CT SE
5	286890	0170	11/10/03	\$139,900	1060	0	7	1972	3	11900	N	N	29009 194TH PL SE
5	286890	0170	4/21/03	\$134,955	1060	0	7	1972	3	11900	N	N	29426 192ND AV SE
5	344410	0400	4/24/02	\$250,000	1090	700	7	1965	5	50529	N	N	33316 206TH PL SE
5	795070	0140	3/14/03	\$169,950	1100	0	7	1969	3	10214	N	N	33025 E LAKE HOLM DR SE
5	405320	1060	1/29/02	\$211,400	1130	1100	7	1980	3	33245	N	N	28471 KENT-BLACK DIAMOND RD SE
5	894420	0040	7/21/03	\$173,000	1140	0	7	1972	4	10125	N	N	29542 200TH CT SE
5	062106	9249	1/28/02	\$185,000	1150	0	7	1980	3	10018	N	N	29025 200TH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	362205	9158	10/24/03	\$298,000	1180	900	7	1975	3	62726	N	N	31008 149TH AV SE
5	062106	9052	9/24/02	\$279,950	1200	400	7	1964	3	382021	N	N	20031 SE 290TH PL
5	062106	9193	4/8/03	\$159,000	1200	0	7	1972	3	10890	N	N	20001 SE 290TH PL
5	286890	0140	7/18/03	\$180,000	1200	0	7	1974	4	10125	N	N	31244 172ND AV SE
5	286890	0140	1/4/02	\$173,000	1200	0	7	1974	4	10125	N	N	32824 169TH AV SE
5	784350	0510	9/10/03	\$199,950	1210	0	7	1985	3	12006	N	N	18316 SE 277TH PL
5	189801	0030	1/16/03	\$227,900	1210	640	7	1978	4	14985	N	N	31314 168TH WY SE
5	062106	9181	3/26/03	\$157,000	1240	0	7	1968	3	14509	N	N	31456 W LAKE MORTON DR SE
5	405320	0475	8/14/02	\$335,000	1270	980	7	1962	3	22260	Y	Y	29705 174TH AV SE
5	405320	0975	12/13/02	\$264,950	1280	570	7	1978	3	52707	N	N	33016 181ST AV SE
5	859440	0200	5/8/03	\$193,500	1290	0	7	1986	3	36149	N	N	29419 215TH AV SE
5	859440	0380	8/25/03	\$262,500	1300	450	7	1985	3	37569	N	N	18503 SE 287TH ST
5	915840	0120	4/21/03	\$237,500	1300	350	7	1994	3	35180	N	N	17953 SE 281ST CT
5	405320	0120	9/23/03	\$290,000	1310	0	7	1972	3	14478	Y	Y	21533 SE 292ND CT
5	405320	1078	4/24/02	\$177,000	1310	0	7	1975	3	12600	N	N	32220 159TH AV SE
5	062106	9182	7/21/03	\$205,600	1320	0	7	1968	3	13860	N	N	29220 208TH CT SE
5	012105	9106	6/26/03	\$329,950	1350	290	7	1991	3	251341	N	N	28009 188TH AV SE
5	405320	0385	8/28/02	\$280,000	1390	1030	7	1965	4	21350	Y	Y	28641 192ND PL SE
5	344411	0040	11/24/03	\$217,100	1430	0	7	1974	3	56192	N	N	30216 KENT-BLACK DIAMOND RD SE
5	179615	0050	3/26/03	\$271,000	1440	500	7	1987	3	38752	N	N	20702 SE 291ST PL
5	405320	1045	7/3/02	\$215,000	1440	0	7	1982	3	85813	N	N	31801 160TH PL SE
5	012105	9043	3/13/03	\$256,000	1450	0	7	1965	3	216493	N	N	18520 SE 280TH ST
5	237710	0090	10/22/02	\$316,000	1450	2150	7	1962	5	49658	N	N	19824 SE 296TH ST
5	022105	9046	1/27/03	\$226,000	1470	0	7	1931	4	104544	N	N	16132 SE LAKE HOLM RD
5	179625	0020	4/17/02	\$300,000	1480	0	7	1988	3	41931	N	N	33704 207TH PL SE
5	405320	0585	9/27/02	\$352,000	1490	1320	7	1967	3	17918	Y	Y	30945 E LAKE MORTON DR SE
5	405320	0978	9/15/03	\$270,000	1500	890	7	1978	3	22875	N	N	15011 SE 308TH ST
5	189801	0040	6/27/03	\$249,950	1500	430	7	1977	3	14985	N	N	18607 SE 278TH CT
5	192106	9039	12/3/03	\$205,000	1500	700	7	1962	3	33750	N	N	15340 SE 306TH ST
5	344400	0200	11/4/03	\$238,150	1510	0	7	1969	4	44431	N	N	33920 207TH PL SE
5	795070	0150	7/31/03	\$212,500	1520	0	7	1969	3	10220	N	N	16211 SE 318TH ST

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**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	179625	0160	6/26/02	\$219,500	1560	0	7	1988	3	35350	N	N	17506 SE 293RD PL
5	062106	9134	5/23/03	\$289,900	1580	0	7	1965	4	98881	N	N	32915 176TH AV SE
5	784350	0160	12/12/03	\$215,000	1600	0	7	1986	3	12062	N	N	31014 E LAKE MORTON DR SE
5	012105	9137	3/22/02	\$215,000	1600	0	7	1986	3	265280	N	N	28612 185TH AV SE
5	894420	0110	11/4/02	\$179,950	1640	0	7	1972	3	10125	N	N	18615 SE COVINGTON-SAWYER RD
5	859440	0270	9/6/02	\$245,300	1660	0	7	1986	3	34940	N	N	15306 SE 288TH ST
5	859440	0340	12/2/03	\$250,000	1680	0	7	1987	3	35591	N	N	29328 215TH AV SE
5	182106	9047	8/8/03	\$228,000	1820	0	7	1968	4	29676	N	N	31206 W LAKE MORTON DR SE
5	332206	9037	4/16/03	\$272,000	1820	0	7	1963	4	170319	N	N	18823 SE 308TH ST
5	147150	0050	7/3/03	\$215,000	1850	0	7	1967	4	24647	N	N	32310 169TH AV SE
5	757010	0030	7/3/03	\$214,000	1850	0	7	2002	3	10032	N	N	19770 SE 277TH ST
5	344400	0160	5/10/02	\$215,000	1860	0	7	1972	3	33935	N	N	29020 200TH PL SE
5	344410	0235	5/29/02	\$227,950	1910	0	7	1970	4	49100	N	N	33124 E LAKE HOLM DR SE
5	012105	9117	7/22/02	\$335,000	2150	0	7	1984	3	233917	N	N	29316 204TH PL SE
5	859440	0390	8/11/03	\$260,000	2150	0	7	1985	3	35910	N	N	16928 SE 325TH PL
5	322206	9040	9/3/02	\$235,000	2160	0	7	1991	3	35772	N	N	21428 SE 292ND PL
5	859440	0100	5/21/03	\$259,950	2280	0	7	1987	3	35164	N	N	17523 SE COVINGTON-SAWYER RD
5	082106	9005	1/6/03	\$370,000	2360	0	7	1992	3	100506	N	N	16112 SE 319TH ST
5	405320	0816	9/20/02	\$245,000	2590	0	7	1962	3	33403	N	N	31640 W LAKE MORTON DR SE
5	062106	9056	8/7/03	\$276,000	2890	0	7	1954	3	73180	N	N	28117 203RD AV SE
5	362205	9118	8/24/03	\$249,000	3250	0	7	1995	3	45302	N	N	27710 201ST AV SE
5	179610	0051	12/18/02	\$314,000	1200	1200	8	1968	5	125888	N	N	28016 187TH AV SE
5	948591	0240	10/28/02	\$228,000	1230	600	8	1977	4	37100	N	N	17956 SE 281ST CT
5	784350	0630	4/26/02	\$229,500	1270	390	8	1987	3	12100	N	N	33026 170TH PL SE
5	784350	0410	6/25/03	\$230,000	1330	390	8	1987	3	12092	N	N	32930 206TH PL SE
5	948591	0130	10/8/03	\$247,777	1400	340	8	1978	3	29700	N	N	28107 187TH AV SE
5	948594	0010	1/23/02	\$245,000	1450	880	8	1981	3	63487	N	N	31233 168TH AV SE
5	784350	0680	4/7/03	\$218,000	1470	0	8	1986	3	12127	N	N	20226 SE 290TH PL
5	784350	0260	11/15/02	\$217,500	1500	0	8	1988	3	12089	N	N	19850 SE 344TH ST
5	258789	0080	1/24/03	\$340,000	1530	0	8	1974	4	21875	N	N	32725 145TH PL SE
5	184261	0030	12/26/02	\$230,000	1530	0	8	1983	3	13556	N	N	30418 155TH PL SE

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**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	948593	0310	1/25/02	\$312,000	1540	1200	8	1980	4	26950	N	N	28841 180TH AV SE
5	784350	0020	4/11/02	\$189,950	1550	0	8	1988	3	12061	N	N	32910 176TH AV SE
5	948593	0420	12/16/03	\$349,950	1570	470	8	1981	3	26394	N	N	28905 190TH AV SE
5	948593	0250	11/20/02	\$312,000	1600	950	8	1981	3	29336	N	N	13315 SE 333RD PL
5	784350	0530	5/6/03	\$213,500	1600	0	8	1986	3	12006	N	N	31202 E LAKE MORTON DR SE
5	012105	9116	4/7/03	\$270,000	1610	410	8	1980	3	229125	N	N	16317 SE 318TH ST
5	405320	0450	7/14/03	\$349,950	1660	0	8	1980	4	33480	Y	Y	20522 SE 333RD PL
5	948593	0120	9/18/03	\$329,950	1740	530	8	1980	4	32112	N	N	27721 199TH AV SE
5	062106	9257	10/31/03	\$283,000	1770	0	8	1981	3	47044	N	N	33611 130TH AV SE
5	062106	9257	8/28/02	\$252,000	1770	0	8	1981	3	47044	N	N	30930 151ST AV SE
5	784350	0120	4/16/03	\$226,500	1770	0	8	1987	3	12058	N	N	18432 SE 277TH PL
5	948591	0100	11/13/02	\$304,000	1780	720	8	1977	4	26400	N	N	32910 206TH PL SE
5	948592	0180	5/21/03	\$285,000	1790	530	8	1978	3	35555	N	N	18111 SE 327TH PL
5	721540	0310	9/10/03	\$322,000	1810	0	8	1989	3	34801	N	N	16926 SE 327TH PL
5	179610	0087	2/27/03	\$372,500	1830	780	8	1990	3	66646	N	N	28825 191ST PL SE
5	062106	9279	2/22/02	\$295,000	1850	0	8	1994	3	23128	N	N	18404 SE 280TH ST
5	258792	0110	6/28/03	\$325,000	1860	0	8	1977	3	32660	N	N	29401 215TH AV SE
5	784350	0210	6/5/03	\$228,900	1870	0	8	1987	3	12038	N	N	31622 161ST PL SE
5	948595	0910	4/25/02	\$270,000	1880	0	8	1985	4	32690	N	N	16928 SE 321ST PL
5	948593	0350	11/14/02	\$269,950	1900	0	8	1981	4	47916	N	N	28025 201ST AV SE
5	405320	0360	10/23/03	\$493,000	1910	1100	8	1996	3	22907	Y	Y	27921 181ST CT SE
5	082106	9010	3/26/02	\$312,000	1950	0	8	1988	3	81892	N	N	33002 170TH PL SE
5	405320	0865	11/19/02	\$274,000	1960	0	8	1982	3	99752	N	N	20009 SE 287TH ST
5	259755	0060	12/12/03	\$289,990	2000	0	8	1978	3	28186	N	N	17712 SE 332ND ST
5	721542	0800	3/26/03	\$315,500	2010	0	8	1996	3	36933	N	N	18105 SE 279TH PL
5	322206	9131	12/5/03	\$292,000	2020	0	8	1978	3	54450	N	N	19204 SE 328TH PL
5	322206	9095	10/26/02	\$295,000	2020	0	8	1978	3	54450	N	N	19420 SE AUBURN-BLK DIAMOND RD
5	721542	0060	3/21/03	\$315,000	2020	0	8	1994	3	28000	N	N	16524 SE AUBURN-BLK DIAMOND RD
5	062106	9240	7/21/03	\$310,000	2050	0	8	1997	3	217800	N	N	33450 179TH AV SE
5	405320	0806	4/25/03	\$287,500	2080	0	8	1981	3	35889	N	N	16105 SE 318TH PL
5	124940	0140	4/17/02	\$310,000	2110	0	8	1991	3	19979	N	N	28237 201ST AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	784350	0050	10/1/02	\$195,000	2110	0	8	1988	3	12216	N	N	21409 SE 292ND PL
5	721540	0370	7/17/03	\$301,000	2130	0	8	1990	3	38008	N	N	20032 SE 296TH ST
5	784350	0080	11/25/02	\$237,400	2130	0	8	1989	3	12245	N	N	29212 157TH AV SE
5	721542	0040	5/31/02	\$317,000	2160	0	8	1994	3	28906	N	N	20723 SE 293RD ST
5	784350	0390	9/13/02	\$239,900	2190	0	8	1988	3	12051	N	N	19303 SE 284TH ST
5	124940	0060	7/16/02	\$325,000	2200	0	8	1986	3	17934	N	N	32713 145TH PL SE
5	344400	0013	1/17/03	\$319,000	2210	0	8	2003	3	34177	N	N	15346 SE 307TH ST
5	721540	0300	7/30/02	\$294,000	2210	0	8	1990	3	35368	N	N	30836 202ND AV SE
5	911360	0060	7/3/03	\$322,000	2235	0	8	1999	3	56628	N	N	30426 153RD AV SE
5	721542	1060	8/19/03	\$365,500	2250	0	8	1995	3	48185	N	N	16945 SE 327TH PL
5	062106	9268	2/26/03	\$349,950	2270	0	8	1990	3	53213	N	N	29603 201ST PL SE
5	948593	0450	2/21/03	\$310,000	2270	0	8	1981	3	25296	N	N	33116 177TH PL SE
5	948595	0450	10/24/02	\$305,000	2310	0	8	1983	4	36472	N	N	14835 SE 306TH ST
5	122105	9183	8/14/02	\$388,000	2340	0	8	1986	3	172062	N	N	20025 SE 302ND CT
5	948592	0170	8/6/03	\$299,950	2340	0	8	1978	3	35100	N	N	33416 135TH PL SE
5	258791	0200	5/28/03	\$396,000	2350	0	8	1986	3	29480	N	N	19036 SE AUBURN-BLK DIAMOND RD
5	124940	0130	5/19/03	\$288,750	2350	0	8	1988	3	19495	N	N	29228 152ND AV SE
5	948594	0680	9/10/02	\$315,000	2360	0	8	1987	3	38997	N	N	30909 164TH AV SE
5	948595	0120	4/1/03	\$337,500	2370	0	8	1983	3	35729	N	N	32036 169TH AV SE
5	721542	0260	3/28/02	\$325,000	2370	0	8	1994	3	28321	N	N	29940 201ST PL SE
5	948595	1270	1/16/03	\$395,000	2380	730	8	1986	3	45610	N	N	30458 188TH AV SE
5	179615	0130	7/18/02	\$338,500	2380	0	8	1987	3	38615	N	N	30709 153RD AV SE
5	022105	9132	11/3/03	\$326,555	2400	0	8	1981	3	52272	N	N	29256 158TH AV SE
5	948593	0340	7/8/03	\$309,000	2400	0	8	1981	4	31008	N	N	16314 SE AUBURN-BLK DIAMOND RD
5	179615	0100	12/15/03	\$364,000	2410	0	8	1988	3	37427	N	N	19807 SE 300TH ST
5	948595	0390	12/9/02	\$300,000	2430	0	8	1985	3	45258	N	N	29830 188TH AV SE
5	948593	0060	6/24/02	\$257,000	2430	0	8	1981	4	32370	N	N	28460 152ND AV SE
5	721542	0520	5/1/03	\$345,000	2450	0	8	1996	3	28314	N	N	33626 170TH AV SE
5	721540	0400	4/23/03	\$333,000	2450	0	8	1989	3	35392	N	N	30877 W LAKE MORTON DR SE
5	721540	0160	2/27/03	\$360,000	2470	0	8	1989	3	36236	N	N	15745 SE 323RD ST
5	179615	0060	8/15/03	\$334,000	2500	0	8	1987	3	45876	N	N	33242 139TH TER SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	721540	0200	4/15/02	\$347,500	2500	0	8	1990	3	42147	N	N	30845 W LAKE MORTON DR SE
5	911350	0190	9/8/03	\$330,000	2520	0	8	1979	3	40800	N	N	19438 SE 286TH ST
5	948594	0590	10/17/02	\$300,000	2540	0	8	1983	3	28488	N	N	30407 164TH AV SE
5	721542	0170	6/20/02	\$354,000	2540	0	8	1993	3	47064	N	N	32719 145TH PL SE
5	721542	0680	11/20/02	\$354,000	2540	0	8	1996	3	28029	N	N	30803 168TH AV SE
5	948595	1500	4/22/03	\$385,000	2547	0	8	1983	4	40682	N	N	17118 SE 328TH ST
5	911361	0290	6/19/03	\$318,500	2549	0	8	1999	3	43500	N	N	33344 177TH PL SE
5	948595	1260	7/31/02	\$297,500	2580	0	8	1983	3	36350	N	N	33320 177TH PL SE
5	948595	0810	7/16/03	\$370,000	2590	0	8	1990	3	33092	N	N	21403 SE 291ST ST
5	915840	0180	2/27/02	\$305,000	2596	0	8	2001	3	39592	N	N	17001 SE 326TH PL
5	082106	9043	9/10/02	\$369,000	2600	1450	8	1992	3	115869	N	N	31009 149TH AV SE
5	405320	0835	11/21/02	\$261,000	2640	0	8	1968	3	33822	N	N	28027 187TH AV SE
5	948595	1360	3/10/03	\$367,000	2655	0	8	1983	3	42735	N	N	33524 161ST LN SE
5	948594	0470	4/5/02	\$316,950	2660	0	8	1984	3	36059	N	N	16811 SE 331ST ST
5	721542	0140	6/9/03	\$359,000	2690	0	8	1993	3	63266	N	N	19927 SE 296TH ST
5	721542	0940	3/28/03	\$359,000	2700	0	8	1994	3	38288	N	N	34205 186TH AV SE
5	948595	0040	1/13/03	\$339,000	2720	550	8	1983	4	50994	N	N	19021 SE 283RD ST
5	948593	0440	5/7/02	\$369,000	2826	0	8	1983	4	30240	N	N	16922 SE AUBURN-BLK DIAMOND RD
5	721542	0920	6/5/03	\$372,450	2880	0	8	1995	3	36497	N	N	33236 139TH TER SE
5	721542	0860	2/5/03	\$345,000	2890	0	8	1996	3	41643	N	N	19109 SE AUBURN-BLK DIAMOND RD
5	721540	0420	11/5/02	\$373,000	2960	0	8	1989	3	37057	N	N	17104 SE 328TH ST
5	948595	1570	8/14/02	\$398,000	3260	0	8	1985	3	37760	N	N	30041 196TH AV SE
5	398120	1030	9/13/02	\$314,950	1840	430	9	1990	3	16311	N	N	12807 SE AUBURN-BLK DIAMOND RD
5	948595	0060	4/25/02	\$292,000	1890	1800	9	1985	3	36036	N	N	15313 SE 306TH ST
5	398120	0660	4/4/02	\$319,000	2190	0	9	1994	3	13673	N	N	19041 SE 283RD ST
5	721541	0170	7/19/02	\$354,900	2220	0	9	1991	3	36846	N	N	32502 162ND AV SE
5	948595	0960	2/11/03	\$325,000	2300	500	9	1985	3	35871	N	N	30222 170TH PL SE
5	398120	0440	2/12/02	\$310,000	2370	0	9	1990	3	17456	N	N	18605 SE 287TH ST
5	398120	0650	7/17/02	\$325,000	2480	0	9	1993	3	13268	N	N	32802 145TH PL SE
5	948595	1110	8/25/03	\$358,050	2500	0	9	1988	3	31536	N	N	21219 SE 292ND PL
5	398120	0030	6/10/03	\$349,900	2560	0	9	1990	3	14093	N	N	32323 169TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
5	721541	0070	5/6/02	\$340,000	2560	0	9	1993	3	35001	N	N	28812 185TH AV SE
5	721541	0260	9/11/03	\$364,500	2600	0	9	1990	3	38101	N	N	32925 143RD CT SE
5	721541	0720	4/22/02	\$335,000	2600	0	9	1990	3	35183	N	N	21414 SE 291ST ST
5	332206	9096	8/14/03	\$390,000	2650	0	9	1988	3	118047	N	N	31104 E LAKE MORTON DR SE
5	911350	0260	4/3/03	\$357,000	2670	0	9	1988	3	46173	N	N	28927 190TH AV SE
5	948595	1590	7/8/02	\$388,500	2690	0	9	1987	3	36964	N	N	17816 SE COVINGTON-SAWYER RD
5	398120	0600	9/26/02	\$329,950	2740	0	9	1992	3	13708	N	N	18606 SE 287TH ST
5	948595	0220	6/30/03	\$395,000	2790	0	9	1984	3	31244	N	N	31419 E LAKE MORTON DR SE
5	405320	1030	11/13/02	\$445,000	2810	0	9	1990	3	74923	N	N	32513 181ST AV SE
5	721541	0540	4/3/03	\$353,000	2850	0	9	1991	3	37255	N	N	29119 196TH AV SE
5	398120	1020	1/31/03	\$334,900	2860	0	9	1989	3	12898	N	N	17122 SE LAKE HOLM RD
5	398120	0300	6/10/03	\$353,685	3010	0	9	1990	3	14323	Y	N	34405 214TH AV SE
5	398120	0270	5/14/02	\$342,500	3040	0	9	1991	3	11492	N	N	28927 190TH AV SE
5	948594	0490	7/2/03	\$410,000	3100	0	9	1988	3	35171	N	N	31925 160TH PL SE
5	398120	0900	5/14/03	\$455,000	3260	0	9	1997	3	11542	Y	N	19607 SE AUBURN-BLK DIAMOND RD
5	948593	0370	3/10/03	\$333,000	3424	0	9	1981	4	26730	N	N	21320 SE 291ST ST
5	062106	9286	12/8/03	\$520,000	3690	0	9	1999	3	79200	N	N	31040 E LAKE MORTON DR SE
5	179610	0010	11/11/03	\$480,000	2640	1120	10	1979	4	185130	N	N	20830 SE 293RD ST
5	948595	1250	4/1/02	\$395,000	3490	0	10	1986	3	35614	N	N	15224 SE 288TH ST

***Improved Sales Removed from this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	022105	9007	8/26/02	\$85,000	%COMPLETE
4	022105	9108	2/3/03	\$282,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	022105	9108	2/3/03	\$282,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	022105	9108	7/5/02	\$486,443	EXEMPT FROM EXCISE TAX
4	022105	9148	10/28/02	\$185,000	UNFINISHED AREA
4	022105	9191	12/2/03	\$10,000	EASEMENT OR RIGHT-OF-WAY
4	112105	9019	10/15/03	\$485,000	%COMPL ACTIVE PERMIT BEFORE SALE >25K
4	115600	0170	3/12/03	\$208,180	DIAGNOSTIC OUTLIER
4	122105	9140	5/9/03	\$145,000	%COMPLETE
4	132105	9097	11/10/02	\$88,250	QUIT CLAIM DEED; PARTIAL INTEREST
4	152105	9035	5/8/03	\$321,500	BANKRUPTCY - RECEIVER OR TRUSTEE
4	192106	9016	8/24/02	\$369,500	DIAGNOSTIC OUTLIER
4	202106	9009	1/16/03	\$272,000	OPEN SPACE DESIG CONTINUED & OK'D AFTER SALE
4	202106	9048	5/8/03	\$186,178	EXEMPT FROM EXCISE TAX
4	202106	9099	5/24/02	\$391,000	RELOCATION - SALE BY SERVICE
4	202106	9099	4/30/02	\$391,000	RELOCATION - SALE TO SERVICE
4	202576	0360	8/21/03	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	202581	0140	10/9/02	\$164,900	BANKRUPTCY - RECEIVER OR TRUSTEE
4	221290	0190	2/17/03	\$140,438	EXEMPT FROM EXCISE TAX
4	221290	0710	4/30/02	\$142,800	QUIT CLAIM DEED
4	221290	0900	8/15/02	\$147,000	1 OF 3 FAIR CONDITION HOMES IN SALES SAMPLE
4	221290	1180	3/4/02	\$20,263	PARTIAL INTEREST; RELATED PARTY
4	222105	9021	9/19/02	\$225,000	DIAGNOSTIC OUTLIER
4	222105	9070	12/12/02	\$80,000	ESTATE, %COMPLETE ACTIVE PERMIT >25K
4	242105	9138	10/18/02	\$400,000	DIAGNOSTIC OUTLIER
4	242105	9155	3/2/02	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	281790	0010	10/18/02	\$292,000	RELOCATION - SALE BY SERVICE
4	281790	0010	10/18/02	\$291,260	RELOCATION - SALE TO SERVICE
4	282106	9020	4/1/03	\$122,500	NON-REPRESENTATIVE SALE
4	282106	9039	11/3/03	\$250,000	ACTIVE PERMIT BEFORE SALE >25K
4	282106	9039	11/3/03	\$81,387	QUIT CLAIM DEED
4	321123	0060	4/5/02	\$323,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	321123	0200	10/9/02	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	321124	0150	8/8/02	\$380,000	RELOCATION - SALE TO SERVICE
4	321124	0160	1/23/03	\$399,000	RELOCATION - SALE TO SERVICE
4	321124	0380	6/15/03	\$399,950	RELOCATION - SALE BY SERVICE
4	329860	0840	5/7/03	\$264,500	RELOCATION - SALE BY SERVICE
4	329860	0840	5/7/03	\$264,500	RELOCATION - SALE TO SERVICE
4	329861	0040	6/7/02	\$193,248	EXEMPT FROM EXCISE TAX
4	329861	0040	8/19/02	\$244,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	329861	0270	4/17/03	\$339,000	RELOCATION - SALE BY SERVICE
4	329861	0270	4/17/03	\$339,000	RELOCATION - SALE TO SERVICE
4	397763	0350	1/25/02	\$105,500	NON-REPRESENTATIVE SALE
4	570921	0120	1/15/03	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	570960	0240	7/1/02	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	752460	0090	4/15/02	\$91,403	NON REPRESENTATIVE
4	786150	0070	9/24/02	\$277,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	012105	9040	2/28/02	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	012105	9076	3/15/02	\$162,164	QUIT CLAIM DEED; RELATED PARTY
5	042106	9056	7/30/03	\$144,000	DIAGNOSTIC OUTLIER
5	042106	9056	1/27/03	\$142,193	EXEMPT FROM EXCISE TAX
5	062106	9042	12/23/03	\$610,000	DIAGNOSTIC OUTLIER
5	062106	9067	9/27/02	\$175,000	NO MARKET EXPOSURE
5	062106	9102	1/10/02	\$57,987	RELATED PARTY, FRIEND, OR NEIGHBOR
5	072106	9023	5/22/02	\$159,000	%NET CONDITION
5	189801	0050	5/29/03	\$156,000	NON-REPRESENTATIVE SALE
5	192106	9079	10/21/03	\$20,362	EASEMENT OR RIGHT-OF-WAY
5	322206	9099	11/24/03	\$200,000	1 OF 3 FAIR CONDITION HOMES IN SALES SAMPLE
5	344400	0010	1/28/02	\$321,000	UNFINISHED AREA
5	344400	0013	7/21/02	\$98,500	LAND and ACCESSORY
5	344400	0070	1/31/03	\$227,000	ONE POOR CONDITION HOME IN SALES SAMPLE
5	362205	9046	4/11/02	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	362205	9055	3/25/02	\$165,000	UNFINISHED AREA
5	362205	9136	4/18/03	\$237,552	BANKRUPTCY - RECEIVER OR TRUSTEE
5	362205	9161	3/17/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	398120	0840	7/19/02	\$389,900	RELOCATION - SALE BY SERVICE
5	398120	0840	7/19/02	\$389,900	RELOCATION - SALE TO SERVICE
5	405320	0065	9/25/02	\$136,000	QUIT CLAIM DEED
5	405320	0285	5/6/03	\$649,000	UNFINISHED AREA
5	405320	0660	11/27/02	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	405320	0838	10/24/02	\$87,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	405320	1007	1/22/02	\$235,000	RELOCATION - SALE BY SERVICE
5	436670	0030	3/25/03	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	436670	0090	9/11/03	\$98,245	NON-REPRESENTATIVE SALE
5	721540	0680	2/7/03	\$357,500	RELOCATION - SALE BY SERVICE
5	721540	0680	2/7/03	\$357,500	RELOCATION - SALE TO SERVICE
5	721541	0230	7/18/02	\$161,656	PARTIAL INTEREST; RELATED PARTY
5	721541	0720	4/22/02	\$335,000	RELOCATION - SALE TO SERVICE
5	721542	1020	7/26/02	\$375,000	RELOCATION - SALE BY SERVICE
5	721542	1020	7/26/02	\$375,000	RELOCATION - SALE TO SERVICE
5	745980	0040	10/7/02	\$151,500	EXEMPT FROM EXCISE TAX
5	784350	0110	6/11/02	\$229,500	RELOCATION - SALE BY SERVICE
5	784350	0110	6/10/02	\$229,500	RELOCATION - SALE TO SERVICE
5	795070	0120	7/11/02	\$162,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	911350	0150	6/17/03	\$330,000	1 OF 3 FAIR CONDITION HOMES IN SALES SAMPLE
5	911360	0160	4/8/03	\$202,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	948590	0160	10/28/02	\$243,000	DIAGNOSTIC OUTLIER
5	948593	0420	10/25/02	\$236,490	QUIT CLAIM DEED; RELATED PARTY
5	948594	0380	5/6/03	\$48,753	PARTIAL INTEREST (103, 102, Etc.)
5	948594	0680	7/26/02	\$217,000	NON-REPRESENTATIVE SALE

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**Area 58**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
5	948595	0500	7/8/03	\$364,950	UNFINISHED AREA
5	948595	0930	8/17/02	\$44,250	PARTIAL INTEREST; EXEMPT FROM EXCISE TAX
5	948595	1100	2/21/03	\$340,000	RELOCATION - SALE BY SERVICE
5	948595	1100	1/3/03	\$340,000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 58**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
4	022105	9179	7/22/03	\$75,000	57375	N	N
4	112105	9010	4/2/02	\$145,000	284011	N	N
4	112105	9046	6/24/02	\$153,000	217800	Y	N
4	112105	9110	11/3/03	\$150,000	217800	N	N
4	112105	9111	4/1/03	\$150,000	218671	N	N
4	112105	9113	11/19/03	\$140,000	217584	N	N
4	122105	9204	9/17/02	\$79,000	295336	N	N
4	132105	9130	7/28/03	\$250,000	428194	N	N
4	132105	9135	5/13/02	\$200,000	219542	N	N
4	142105	9056	11/20/02	\$140,000	212573	N	N
4	142105	9060	6/30/02	\$130,000	212573	N	N
4	142105	9062	2/18/03	\$135,000	212573	N	N
4	142105	9068	2/19/02	\$125,000	321908	N	N
4	142105	9086	11/12/03	\$160,000	187308	N	N
4	142105	9086	9/26/03	\$155,000	187308	N	N
4	142105	9087	8/25/03	\$155,000	183823	N	N
4	152105	9013	7/11/03	\$225,000	217800	N	N
4	152105	9042	12/9/02	\$62,000	79714	N	N
4	179600	0060	5/26/03	\$106,000	103672	N	N
4	202106	9098	8/11/03	\$89,000	105819	N	N
4	202576	0070	9/25/02	\$149,900	28624	N	N
4	202576	0100	2/3/03	\$208,350	22372	N	N
4	202576	0140	1/25/02	\$180,000	24846	N	N
4	202576	0170	9/16/03	\$140,000	24551	N	N
4	202576	0220	9/12/03	\$162,500	29064	N	N
4	202576	0230	9/25/02	\$176,000	35612	N	N
4	202576	0250	6/3/02	\$181,274	22093	N	N
4	202576	0270	1/31/02	\$205,000	22472	N	N
4	202576	0380	2/20/03	\$235,000	21914	N	N
4	202576	0390	5/30/03	\$229,000	23683	N	N
4	202577	0070	6/3/02	\$165,092	24354	N	N
4	202577	0080	6/3/02	\$165,092	24480	N	N
4	202577	0090	10/5/02	\$165,092	24480	N	N
4	202577	0120	9/18/02	\$160,024	25380	N	N
4	202577	0130	1/23/02	\$155,000	23230	N	N
4	202577	0140	2/11/03	\$172,500	25227	N	N
4	202577	0170	10/16/03	\$167,450	21799	N	N
4	202577	0190	3/13/03	\$160,000	21828	N	N
4	202577	0230	11/19/03	\$170,000	22507	N	N
4	202577	0310	12/17/03	\$195,000	21870	N	N
4	202577	0390	7/31/03	\$186,500	23949	N	N
4	202577	0400	2/14/02	\$180,000	23949	N	N
4	202577	0420	3/26/03	\$166,500	21804	N	N
4	202577	0440	10/9/03	\$180,000	24097	N	N
4	232105	9115	2/27/03	\$159,950	344559	N	N
4	242105	9016	10/18/02	\$10,000	215326	Y	N

**Vacant Sales Used in this Annual Update Analysis**  
**Area 58**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
4	242105	9116	6/9/03	\$75,000	128066	N	N
4	252105	9002	8/19/02	\$125,000	443876	Y	N
4	252105	9034	10/22/02	\$72,000	226947	N	N
4	252105	9052	5/12/03	\$158,000	214750	Y	N
4	292106	9050	8/28/02	\$70,000	33925	N	N
4	341060	0080	4/18/02	\$140,000	62050	N	Y
4	574700	0050	9/10/03	\$185,000	88455	N	N
4	786100	0006	1/3/02	\$17,000	27104	N	N
4	786100	0088	2/27/03	\$87,500	49222	N	N
4	786100	0132	5/6/02	\$50,000	73054	N	N
5	012105	9002	12/21/02	\$135,000	308840	N	N
5	012105	9112	3/8/02	\$117,500	217800	N	N
5	062106	9001	5/1/02	\$150,000	309276	N	N
5	062106	9032	9/30/02	\$69,950	213008	N	N
5	072106	9048	4/11/02	\$141,000	287092	N	N
5	122105	9215	4/2/03	\$142,400	237402	N	N
5	122105	9216	11/15/02	\$147,000	228690	N	N
5	172106	9051	10/3/03	\$163,500	419047	N	N
5	172106	9053	9/24/03	\$81,000	127497	N	N
5	179610	0020	7/2/03	\$125,000	100830	N	N
5	258791	0210	4/30/03	\$145,000	28575	N	N
5	322206	9041	5/7/02	\$74,150	46173	N	N
5	344400	0041	11/25/02	\$65,000	37277	N	N
5	344410	0430	12/30/02	\$140,000	106722	N	N
5	362205	9127	4/9/02	\$100,000	104979	N	N
5	362205	9171	9/9/03	\$45,000	16117	N	N
5	362205	9180	5/7/03	\$89,500	76877	N	N
5	362205	9181	4/2/02	\$89,000	69403	N	N
5	405320	0555	3/25/03	\$170,000	13664	Y	Y
5	405320	0787	3/31/03	\$60,000	29099	N	N
5	405320	0837	10/24/02	\$87,500	28775	N	N
5	405320	0985	8/26/02	\$29,000	68389	N	N
5	405320	0995	11/10/03	\$120,700	96267	N	N
5	405320	1072	9/6/02	\$71,800	15000	N	N
5	911361	0220	6/27/03	\$90,000	42900	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 58**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	102105	9045	10/27/03	\$10,000	FORCED SALE
4	142105	9004	2/4/03	\$131,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	202576	0250	10/22/03	\$232,282	QUIT CLAIM DEED
4	202577	0670	2/11/03	\$7,326,342	PERSONAL PROPERTY INCLUDED; MULTI-PARCEL SALE
4	222105	9071	12/2/02	\$90,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	302106	9012	8/29/03	\$15,000	GOVERNMENT AGENCY
5	062106	9265	1/4/02	\$49,500	EASEMENT OR RIGHT-OF-WAY
5	182106	9013	6/4/03	\$235,000	MOBILE HOME
5	322206	9134	4/17/02	\$30,000	OPEN SPACE DESIG CONTINUED/OK'D AFTER SALE
5	405320	0836	5/27/03	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	405320	0995	6/29/02	\$12,166	QUIT CLAIM DEED



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr